Plat Num: 20-021

Cumberland County Subdivision and Land Development Review Report

Municipality:	South Middleton	Surveyor/ Engineer:	Charles Rodichock	Owner/ Developer:	Francis and Karen Ciapanna
Plat Title:	Francis and Karen Ciapanna				
Plat Status:	Final			Plat Type:	Subdivision
# of New Lots:	2	# of New Dwelling Units:	0	New Acreage Subdivided/Developed:	46.74
Total Tract Acreage:	70.74				
Zoning District:	WC			Proposed Land Use:	Same as existing
Date Received:	2/19/2020	County Review:	3/9/2020	Reviewed by:	EG
Checked by:	SH				

☐ Plat appears to comply with applicable regulations.

☒ Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.

☐ Plat appears to need substantial revision, as indicated.

Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.

1. The signature block for South Middleton Township Board of Supervisors should be corrected, as it currently reads Porter Township Board of Supervisors.
2. The signature block for Cumberland County Planning Department could be modified to read Planning Director for the signature line, and only one signature is required.
3. The wetlands note should include sources referenced in the review, and should be separated from the statement regarding FEMA Flood Zone X for clarity.
4. General notes 3 and 4 refer to requirements for submitting plans prior to improvements on the two new lots proposed to be created by the plan. However, there is no requirement for submission of a Land Development plan for a residential development. Township should verify that appropriate Stormwater Management documentation is received if/when residential development is proposed.
5. A waiver request should be submitted to the township to consider the plan as a Minor Subdivision Plan, which does not require a preliminary plan approval. (SALDO 305.a)
6. The plan should reference a DEP Planning Module code number. (SALDO 601.b.8)
7. Portions of the proposed lots appear to be within the precautionary zone of the steep slope conservation district overlay. If applicable, these areas should be indicated on the plan (SLDO 501.b.12)
8. Proposed building coverage for residual Lot #1 should be shown on the plan.
9. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures.

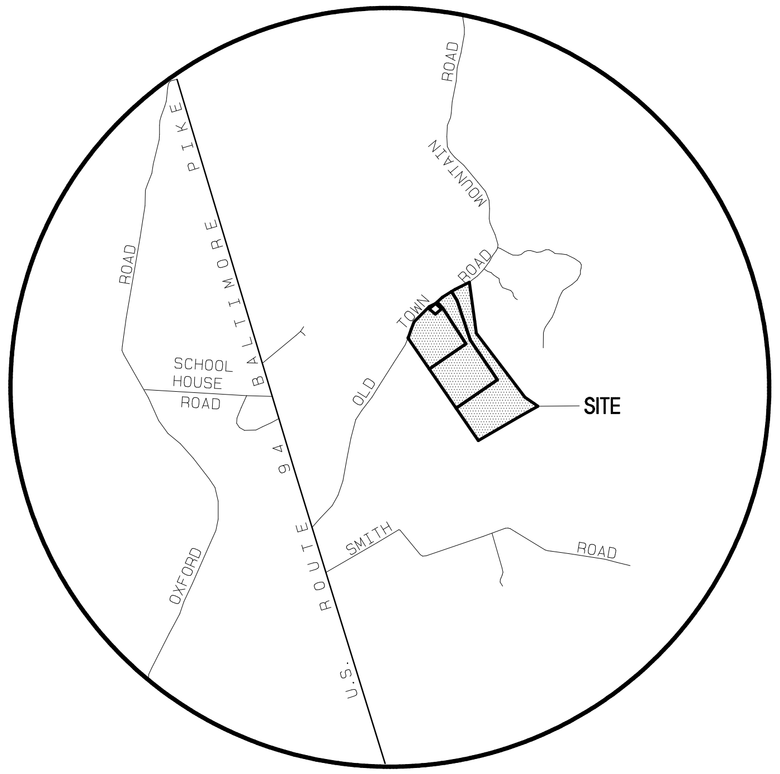
FINAL MINOR SUBDIVISION PLAN

FOR

FRANCIS & KAREN CIAPANNA

LOCATED IN

SOUTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA



LOCATION MAP

SCALE: 1" = 2000'

2000 1000 0 2000 4000

SITE DATA

TOTAL AREA OF SUBDIVISION	3,081,199 S.F. OR 70.74 ACRES
TOTAL NUMBER OF LOTS	1 (EXISTING), 2 (PROPOSED)
WATER SUPPLY	ON-LOT
SEWAGE DISPOSAL	ON-LOT
PROPOSED LAND USE	RESIDENTIAL/SILVICULTURE
TRACT OWNER	FRANCIS & KAREN CIAPANNA
DEED BOOK	DEED BOOK 274, PAGE 2593
TAX ID NUMBER	40-14-0142-054

AREA TABULATION

LOT NO. 1 (RESIDUAL) LOT AREA = 1,034,530 S.F. OR 23.75 ACRES
LOT NO. 1 (RESIDUAL) R/W AREA = 10,705 S.F. OR 0.25 ACRES
LOT NO. 1 (RESIDUAL) TOTAL AREA = 1,045,235 S.F. OR 24.00 ACRES

LOT NO. 2 (PROPOSED) LOT AREA = 1,306,000 S.F. OR 29.98 ACRES
LOT NO. 2 (PROPOSED) R/W AREA = 10,808 S.F. OR 0.25 ACRES
LOT NO. 2 (PROPOSED) TOTAL AREA = 1,316,808 S.F. OR 30.23 ACRES

LOT NO. 3 (PROPOSED) LOT AREA = 695,712 S.F. OR 15.97 ACRES
LOT NO. 3 (PROPOSED) R/W AREA = 23,444 S.F OR 0.54 ACRES
LOT NO. 3 (PROPOSED) TOTAL AREA = 719,156 S.F. OR 16.51 ACRES

TOTAL AREA OF SUBDIVISION = 3,081,199 S.F OR 70.74 ACRES

ZONING DATA

ZONING DISTRICT: "WC"– WOODLAND CONSERVATION DISTRICT
MINIMUM LOT AREA: 10 ACRES
MINIMUM LOT WIDTH: 300' FEET
FRONT YARD SETBACK: 50' FEET
SIDE YARD SETBACK: 30' FEET
REAR YARD SETBACK: 50'
MAXIMUM PERMITTED STRUCTURE HEIGHT: 35' FEET
MAX. PERMITTED BUILDING COVERAGE 10%
MAXIMUM LOT IMPERVIOUS COVERAGE,
INCLUDING BUILDINGS: 20%
OFF STREET PARKING: 2 SPACES (PER LOT)

GENERAL NOTES

1. PROPOSED 3 LOT SUBDIVISION OF TAX PARCEL NUMBER 40-14-0142-054.
2. EXISTING LOT NO. 1 (RESIDUAL), IS RESIDENTIAL/SILVICULTURE USE. IT HAS AN EXISTING FRAME DWELLING AND SEVERAL OUT BUILDINGS LOCATED THEREON. WITH ITS OWN DRIVEWAY AND OFF STREET PARKING. IT IS SERVICED BY PRIVATE ON LOT SEWER AND PRIVATE WATER FACILITIES.
3. PROPOSED LOT NO. 2, IS CURRENTLY USED AS SILVICULTURE USE. IT DOES NOT HAVE ANY BUILDINGS LOCATED THEREON. THIS LOT WILL REMAIN SILVICULTURE USE WITH NO IMPROVEMENTS OR BUILDING CONSTRUCTION TO TAKE PLACE AS A RESULT OF THIS PLAN. IN THE EVENT OF ANY FUTURE CONSTRUCTION, THE APPLICANT MUST FIRST SUBMIT PLANS OF THE ANTICIPATED IMPROVEMENTS FOR REVIEW AND APPROVALS FROM LOCAL AND STATE AGENCIES.
4. PROPOSED LOT NO. 3 IS CURRENTLY USED AS SILVICULTURE USE. IT DOES NOT HAVE ANY BUILDINGS LOCATED THEREON. THIS LOT WILL REMAIN SILVACULTURE USE WITH NO IMPROVEMENTS OR BUILDING CONSTRUCTION TO TAKE PLACE AS A RESULT OF THIS PLAN. IN THE EVENT OF ANY FUTURE CONSTRUCTION, THE APPLICANT MUST FIRST SUBMIT PLANS OF THE ANTICIPATED IMPROVEMENTS FOR REVIEW AND APPROVALS FROM LOCAL AND STATE AGENCIES.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH. A TITLE SEARCH COULD SHOW EXISTING RIGHT OF WAYS, EASEMENTS, ETC.
6. CONCRETE MONUMENTS, WHERE SHOWN ON THIS PLAN ARE TO BE SET WHEN FINAL APPROVAL IS GRANTED BY THE DEVELOPER.
7. EXISTING CONTOURS HAVE BEEN SHOWN BY ACTUAL FIELD SHOTS AND LIDAR DATUM.
8. BEARING BASE WAS RELATED TO NAD83 (NORTH AMERICAN DATUM) FOR THIS AREA.
9. DRIVEWAY LOCATIONS (PROPOSED) ARE TO BE A MINIMUM OF 300' FROM ANY OTHER EXISTING DRIVEWAY ON THE SAME SIDE OF THE ROAD. ALL SIGHT DISTANCES SHALL COMPLY WITH SOUTH MIDDLETON TOWNSHIP STANDARDS FOR THE POSTED SPEED LIMIT FOR THE DESIGNATED AREA OF THE PROPOSED DRIVEWAY.

WETLANDS NOTE:

ALL WETLAND AREAS, INCLUDING RIVERINE SYSTEMS, ARE TO BE PROTECTED AND REMAIN UNDISTURBED. ACCORDING TO THE FEMA MAPPING FOR THIS PROPERTY FOUND ON FEMA MAP 42041C0410E, EFFECTIVE DATE OF MARCH 16, 2009. NO WETLANDS EXIST FOR THE MAPPING OF THIS PROPERTY AND ALL THE AREA SHOWN IS IN ZONE X.

DEFERMENT REQUEST
SOUTH MIDDLETON TOWNSHIP

ARTICLE X

STORMWATER MANAGEMENT PLAN AND DESIGN REQUEST

A DEFERMENT IS REQUESTED TO PROVIDE A STOMWATER MANAGEMENT PLAN. THE DEFERMENT IS REQUESTED IN CONSIDERATION THAT THIS PLAN IS FOR SUBDIVISION ONLY AND NO CONSTRUCTION ACTIVITIES ARE PROPOSED AS A RESULT OF THIS PLAN. ANY FUTURE CONSTRUCTION, EARTH MOVING OR BUILDING CONSTRUCTION MUST FIRST HAVE ALL THE NECESSARY PERMITS AND APPROVALS IN PLACE PRIOR TO ANY IMPROVEMENTS ON ANY LOTS SHOWN ON THIS PLAN. THE HARDSHIP FOR THIS DEFERMENT IS SO ANY POSSIBLE FUTURE OWNER OF LOT NOS. 2 OR 3 COULD CHOSE WHERE THEY PLACE ANY NEW CONSTRUCTION, AND THAT THE SIZE OF EACH LOT ALLOWS FOR MANY DIFFERENT SITES FOR ANY FUTURE CONSTRUCTION.

SOURCE OF TITLE

OWNERS:FRANCIS & KAREN CIAPANNA
DEED BOOK 274, PAGE 2593
RECORDED APRIL 25, 2006
TAX ID NUMBER: 40-14-0142-054

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF CUMBERLAND SS

ON THIS THE _____ DAY OF _____ 20 ____.
BEFORE ME, A NOTARY PUBLIC, THE IN AND FOR SAID COUNTY AND STATE, THE UNDERSIGNED DID PERSONALLY APPEAR.

OWNER (S)

_____ _____

KNOWN TO ME OR SATISFACTORILY PROVED TO BE THE PERSONS SUBSCRIBED ON THE PLAN AS SHOWN, AND THAT THAT THEY EXECUTED THE SAME FOR THE PURPOSES SHOWN HEREON.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

_____

MY COMMISSION EXPIRES NOTARY PUBLIC

CUMBERLAND COUNTY PLANNING DEPARTMENT (REVIEW)

THE CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEWED

THIS PLAN ON _____, DAY OF_____, 2020.

NAME _____

NAME _____

SOUTH MIDDLETON TOWNSHIP BOARD OF SUPERVISORS (APPROVAL)

THE PORTER TOWNSHIP BOARD OF SUPERVISORS APPROVED

THIS PLAN ON _____, DAY OF_____, 2020.

NAME _____ SUPERVISOR

NAME _____ SUPERVISOR

NAME _____ SUPERVISOR

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE INFORMATION SHOWN WITHIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE SOUTH MIDDLETON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. AND MEETS THE ACCURACY REQUIRED BY THE STATE OF PENNSYLVANIA. AND THE AREA OF CLOSURE IS NO GREATER THAN 1 FOOT IN 10,000 FEET.

_____

CHARLES M. RODICHOK P.L.S.
SU-075133

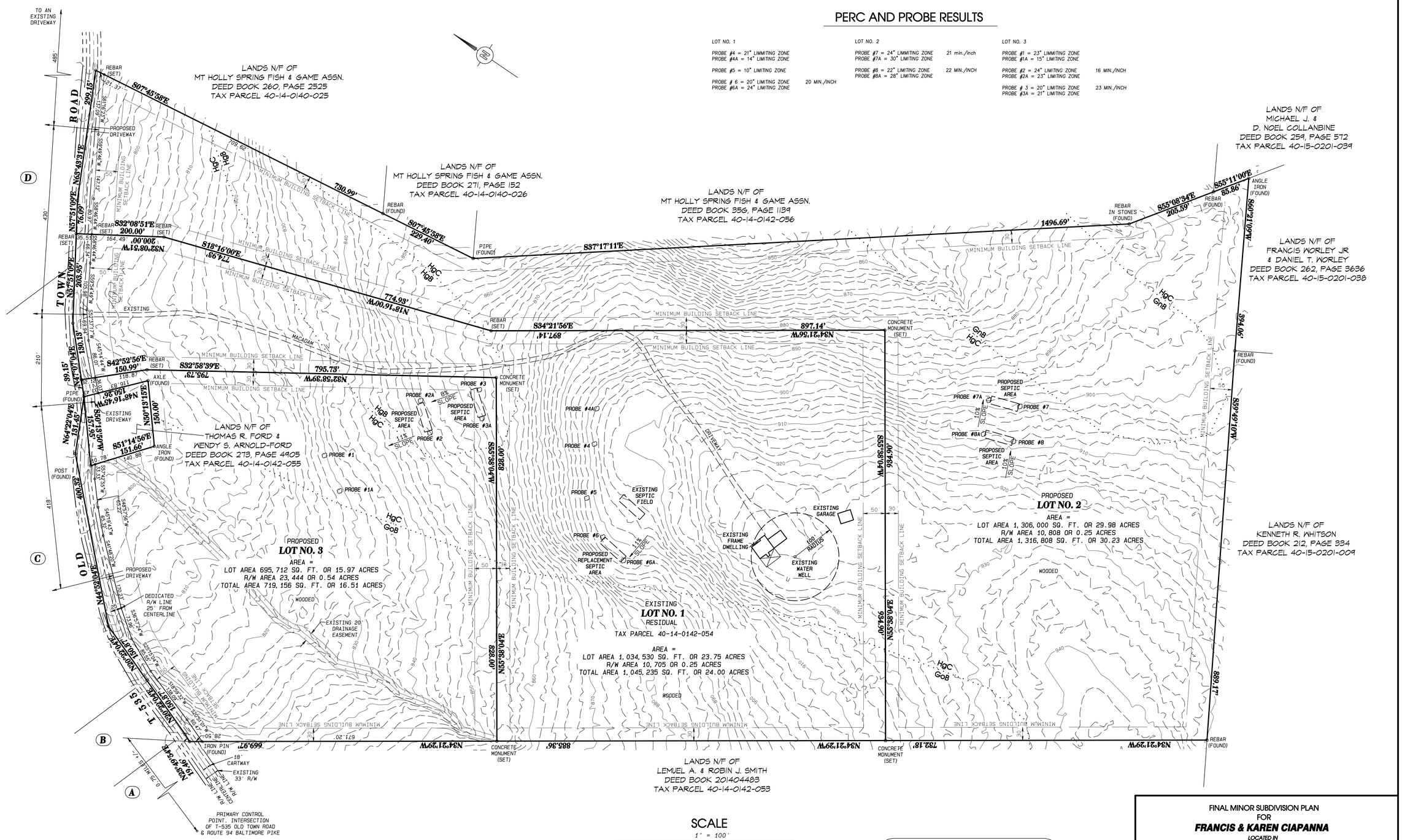
FINAL MINOR SUBDIVISION PLAN
FOR
FRANCIS & KAREN CIAPANNA
LOCATED IN
SOUTH MIDDLETON TOWNSHIP , CUMBERLAND COUNTY, PA

OWNERS
FRANCIS & KAREN CIAPANNA
169 OLD TOWN ROAD
GARDNERS, PA 17324
PHONE: 717-309-6457

C-SURVEYS
PROFESSIONAL LAND SURVEYORS
BOUNDARY, SUBDIVISION &
LAND DEVELOPMENT SURVEYS
144 EAST STREET
WILLIAMSTOWN, PA 17098
PHONE: 717-480-6384

DATE: 1/20/2020
REVISED:

DWG. NO.: 2018 CS-072
SHEET 1 OF 2



PERC AND PROBE RESULTS

LOT NO. 1

PROBE #4 = 21" LIMMITING ZONE
PROBE #4A = 14" LIMITING ZONE

PROBE #5 = 10" LIMITING ZONE

PROBE # 6 = 20" LIMITING ZONE — 20 MIN./INCH
PROBE #6A = 24" LIMITING ZONE

LOT NO. 2

PROBE #7 = 24" LIMMITING ZONE — 21 min./inch
PROBE #7A = 30" LIMITING ZONE

PROBE #8 = 22" LIMITING ZONE — 22 MIN./INCH
PROBE #8A = 28" LIMITING ZONE

LOT NO. 3

PROBE #1 = 23" LIMMITING ZONE
PROBE #1A = 15" LIMITING ZONE

PROBE #2 = 24" LIMITING ZONE — 16 MIN./INCH
PROBE #2A = 23" LIMITING ZONE

PROBE # 3 = 20" LIMITING ZONE — 23 MIN./INCH
PROBE #3A = 21" LIMITING ZONE

SCALE

1" = 100'

100 50 0 100 200 300

SOIL TYPES:

GnB – GLENVILLE – SILT LOAM – 3 TO 8% SLOPES

GoB – GLENVILLE – VERY STONY SILT LOAM – 0 TO 8% SLOPES

HgB – HIGHFIELD – CHANNERY SILT LOAM – 3 TO 8% SLOPES

HgC – HIGHFIELD – CHANNERY SILT LOAM – 8 TO 15% SLOPES

ADJOINERS

(A) LANDS N/F OF MICHAEL A. & KIMBERLEY A. HIGHTOWER DEED BOOK 201627865 TAX PARCEL 40-14-0142-048B

(B) LANDS N/F OF EDGAR E. DORSEY JR. & SHARON LEE DORSEY DEED BOOK 32Z, PAGE 77 TAX PARCEL 40-14-0142-048A

(C) LANDS N/F OF TIMOTHY M. & ARIEL D. WILEY DEED BOOK 201501596 TAX PARCEL 40-14-0142-048

(D) LANDS N/F OF WARREN N. SMITH & JUDY A. KINER-SMITH DEED BOOK 200936359 TAX PARCEL 40-14-0142-047

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